

Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
January 5, 2016
To be reported out January 13, 2016

NO. A-8165 (19th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT # Q2015-6494

PASS AS AMENDED

Common Address: 11041-43 South Ridgeway Ave
Applicant: Alderman Matt O' Shea
Change Request: B3-1 Community Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8188 (19th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # Q2015-8069

Common Address: 3219-25 W 111th Street; 11100-11114 S Kedzie Ave
Applicant: Alderman Matthew O'Shea
Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8189 (19th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # Q2015-8071

Common Address: 11154-58 S Kedzie Ave; 11141-59 S Kedzie Ave
Applicant: Alderman Matthew O'Shea
Change Request: B3-1 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8186 (8th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # Q2015-8066

Common Address: 1652-56 East 79th Street
Applicant: Alderman Michelle Harris
Change Request: B3-2 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

NO. 18567-T1 (48th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # Q2015-8027

Common Address: 5940 N Sheridan
Applicant: Angela Valavanis and Stelios Valanis
Owner: Marcelle Payton
Attorney: Patrick Turner
Change Request: RM-6 Residential Multi Unit District to B1-1 Neighborhood Shopping District

Purpose: The property is a single-family residence with a landmark designation.¹ The proposed re-zoning will allow the property to be used as co-working space where business professionals share offices and resources. There will be no dwelling units and approx.. 10 parking spaces. Floors one and two are each approx.. 3,350 sq. ft. and the 3rd floor is approx.. 1,023 sq. ft., for a total of 7,723 sq. ft. of co-working space. The height of the building is 38 feet and will not change

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NO.18574 (47th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8034

Common Address: 4711-4713 N Hermitage Ave

Applicant: FBF LLC

Owner: FBF LLC and Johny and Eris Buendia

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking to subdivide the subject zoning lot (50' x 147') into two zoning lots, measuring 25' x 147'. each. The existing two-story, two dwelling unit (masonry) building (25.7' height), with one detached garage, at 4713 North Hermitage Ave., will remain unchanged. The newly established zoning lot at 4711 North Hermitage Ave, will be redeveloped with a new two-story single-family residence, with new detached two-car garage. The proposed new single-family residence will be masonry in construction and measure 25.6' in height.

NO.18577-T1 (47th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8037

Common Address: 4614-32 N Lincoln Ave

Applicant: Thomas Fencel & Mary Fencel

Owner: Chicago Title Land Trust No. I-2992

Attorney: Law Office of Samuel VP Banks

Change Request: B1-1.5 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: The Applicants are seeking a zoning amendment in order to rehabilitate the commercial space (storefronts) of the existing three-story mixed-use building (30,568 square feet), including the erection of a one-story inlay addition (950 square feet), which will allow for the location and establishment of a new restaurant, with liquor sales/service in conjunction with the serving of food, within the existing grade-level commercial space (5,006 square feet), fronting Lincoln Avenue. There will continue to be twelve (12) dwelling (apartment) units (8,040 square feet), located on the second and third floors of the existing building, fronting Lincoln Avenue. The Davis Theatre (17,522 square feet) will continue to operate, as is, at the rear of the existing building, with one (1) dwelling (apartment) unit (2,696 square feet) above, for a total of thirteen (13) dwelling units at the Site. Except for the interior buildout of the new (general) restaurant, including the erection of a one-story inlay addition, no physical expansion of the existing building is intended or necessary. The building, as renovated, will continue to measure 39'- 3" in height and will be masonry in construction. There is, and will remain, no on-site parking for the building.

NO.18469 (46th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #02015-5398

PASS AS AMENDED

Common Address: 931-933 W. Belle Plaine Avenue

Applicant: 933 Belle Plaine LLC

Owner: Janice M Boehm

Attorney: Katriina S. McGuire/ Thompson Coburn LLP

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: Proposed development of a 4-story 20 unit residential building with 21 parking spaces and 20 bicycle spaces.

NO.18556 (44th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7363

Common Address: 3334 N Southport Ave

Applicant: Harris Properties LLC

Owner: Harris Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is seeking to amend the zoning in order to redevelop the property with a new four-story, mixed-use building containing commercial space at grade level and 8 dwelling units above. There will be on-site parking for four vehicles located at the rear of the property. (*Due to the location of this property, the Applicant is seeking a reduction in parking pursuant to the Transit Oriented Development Ordinance.) The building will be masonry in construction and measure 46'-0" in height.

NO. 18402 (43rd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #02015-4622

PASS AS REVISED

Common Address: 601-09 W. Diversey Pkwy./ 2726-36 N. Lehmann Ct.

Applicant: L.V.M. Corporation

Owner: L.V.M. Corporation

Attorney: Rolando Acosta

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District then to a Planned Development

Purpose: 9 story plus penthouse building containing a 150 key hotel and approximately 7,700 sq. ft. of retail and restaurant (with the incidental service of liquor and outdoor seating) space, 83 parking spaces and one loading berth

NO.18581-T1 (43rd WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8041

Common Address: 939 W Armitage Ave

Applicant: Cal Partners LLC Series VII 4800 North Clark

Owner: Cal Partners LLC Series VII 4800 North Clark

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District

Purpose: The existing 53'2" tall building (4 stories) will have a total of two dwelling units on floors two to four, ground floor retail and no parking

NO.18578-T1 (41st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8038

Common Address: 7349-59 W North Shore Ave/ 6675 N Oketo Ave

Applicant: KD Investment Services INC

Owner: Edison Park Community Church

Attorney: Paul Kolpak

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: four 2-story single family residences with basement and a 2-car detached garage per home, no commercial space. Building height: 7349 W North Shore Ave at 29'-9"; 7353 W North Shore Ave at 29'-0" 7355 W North Shore Ave at 29'-9"; 7359 W North Shore Ave at 29'-8"

NO.18525 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6418

PASS AS REVISED
PLANNED DEVELOPMENT STATEMENTS AMENDED

Common Address: 2434-2436 N Sacramento Ave, 2456-2496 N Milwaukee Ave, 2500-2544 N Milwaukee Ave and 2401-2467 N Linden Pl

Applicant: Houston 7979 Parking

Owner: Houston 7979 Parking and the Chicago Transit Authority

Attorney: Carol Stubblefield

Change Request: C2-2 Motor Vehicle related Commercial District to C2-5 Motor Vehicle Related District and then to a Planned Development

Purpose: The Applicant proposes to construct a new residential I and retail building with 240 dwelling units , approximately 113,767 square feet of retail , 313 accessory off-street parking spaces, 5 loading spaces, 125 bicycle spaces,—and approximately 83 feet in height.

NO.18456 (27th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5340

PASS AS REVISED

Common Address: 800-820 N. Wells St., 200-206 W. Chicago Ave. 201-209 W. Institute Pl.

Applicant: Chicago Wells Development LLC

Owner: Smithfield Chicago Wells LLC

Attorney: John J. George/ Schuyler, Roche & Crisham. P.C

Change Request: C2-5 Motor Vehicle Related District to RM6.5 then to Residential Business Planned Development.

Purpose: Please see attached Planned Development Statements and Exhibits for details.

NO.18582-T1 (27th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8042

PASS AS AMENDED
AND TYPE 1 PLANS AMENDED

Common Address: 345 N Kedzie

Applicant: Corry Williams

Owner: Corry Williams

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The existing one-story (14.5 ft.) building containing approximately 1543.00 sq. ft. will be remodeled for use as an art gallery or retail or office uses and the existing two-car, 630 sq. ft. garage will be retained.

NO.18571 (26th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8031

Common Address: 634 N Rockwell Ave

Applicant: Rockwell Property Development, Inc.

Owner: Rockwell Property Development, Inc.

Attorney: Law Office of Mark Kuplec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing residential building and build a new 3 story, single family house 2 parking spaces: no commercial space: height 38'

NO.18288 (25TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1352

PASS AS REVISED

Common Address: 400-448 W 18th Street; 1701-1735 S Canal Street; 1700-1734 S Stewart Ave; 1717-1735 S Stewart Ave

Applicant: New Chinatown Real (See Application for list of LLC Members)

Owner: New Chinatown Real (See Application for list of LLC Members)

Attorney: Katriina McGulre

Change Request: Planned Manufacturing District 11B to a Commercial Manufacturing Planned Development

Purpose: The construction of a 1 story approx.. 47,000 sq.ft. retail wholesale grocery store with 153 parking spaces

NO.18579 (25TH WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8039

Common Address: 1801 W 21st St

Applicant: Gemma Properties LLC

Owner: Gemma Properties LLC

Attorney: Warren E Silver

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: to allow for the adaptive re-use of a former retail space to be used for a residential dwelling unit

NO.18065-T1 (2ND WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4196

TYPE 1 PLANS AMENDED

Common Address: 1531 West Haddon Avenue, Chicago

Applicant: Tatiana Boitichouk

Owner: Tatiana Boltchouk

Attorney: Law Office of Mark J.Kupiec & Assoc.

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: The exlsting building will be demolished and a new four story, 4 dwelling unit residential building will be built; no commercial; 4 parking spaces; height: 45'

NO.18479 (2ND WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6357

PASS AS REVISED

Common Address: 1546-50 N Clark Street; 101-115 W North Ave; 1555-1565 N LaSalle St; 121-129 W North Ave

Applicant: 1546 N Clark LLC

Owner: 1546 N Clark LLC

Attorney: Katriina McGulre

Change Request: Residential Business Planned Development 1272 to Residential Business Planned Development 1272, as amended

Purpose: Sub Area "A" of Residential Business Planned Development 1272 will be developed with a 116'-6" tall (128'-6" to top of mechanical equipment) mixed use building with up to 48 residential dwelling units and 59 parking spaces.

NO.18531-T1 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6426

Common Address: 1623 North Milwaukee Ave
Applicant: Robert Picchietti
Owner: Robert Picchietti
Attorney: Gordon & Pikarski
Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District
Purpose: The existing building will be used as a restaurant. No dwelling units are proposed. No onsite parking is proposed.

NO.18549-T1 (1st WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7347

Common Address: 1854-56 N California Ave
Applicant: Wilmot Construction Inc.
Owner: Wilmot Construction Inc.
Attorney: Law Office of Mark Kupiec & Associates
Change Request: B3-1 Community Shopping District to B1-3 Neighborhood Shopping District
Purpose: To demolish the existing buildings and build a new 4 story, mixed use building with commercial unit on the ground floor (approximately 1,850 SF) and 6 DU on the upper floors; 7 parking spaces; height 47'-2

NO.18570-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8030

Common Address: 1056-1100 N Ashland Ave
Applicant: WPA 8, LLC
Owner: Church of God for the North Central Spanish District
Attorney: Thomas Moore
Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: To demolish the existing building but preserve the facade to be used for a new 5 story, 34 residential dwelling unit building with 8 parking spaces. The height of the building will be 55' - 8". This will be a Transit Oriented Development.

NO.18572-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8032

PASS AS AMENDED
PASS AS VOLUNTARY TYPE 1

Common Address: 1719-29 N Campbell Ave
Applicant: GML Development LLC
Owner: GML Development LLC and Jorge Montero
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: To allow a division of an improved zoning lot into 2 separate lots; the existing 2-story buildings at 1727- 1727-29 will remain (2 DU in the front and SFH in the rear); 3 parking spaces; the lots at 1719-25 N. Campbell are improved with a garage (to be demolished)

NO.18576 (1ST WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8036

Common Address: 1373-1375 N Milwaukee Ave

Applicant: 1373-1375 N Milwaukee Adventures, Inc.

Owner: 1373-1375 N Milwaukee Adventures, Inc.

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking to convert one of the existing commercial units, on the second floor of the three-story mixed-use building (1375 N. Milwaukee), into a dwelling unit. The existing four-story mixed-use building (1373 N. Milwaukee), and the units contained therein, will remain unchanged. After the proposed conversion, the property - in its entirety, will contain a total of two commercial units (3,686.6 SF), at grade level, and six dwelling units, above. No exterior physical expansion of the buildings is intended or required. The three-story building (1375) measures 42'-0" (approx.) in height and the four-story building (1373) measures 53'-6" (approx.) in height. There will continue to be on-site interior parking for four vehicles.

NO.18580 (1ST WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8040

PASS AS REVISED

Common Address: 2500-20 W Cortland St. 1900-24 N Cambell Ave/ 2501-31 W Homer St.

Applicant: Guardian Properties LLC

Owner: Harris Homer LLC

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District and then to a Residential Planned Development

Purpose: Fifty three-story townhomes with rooftop enclosure and two parking spaces per unit and no loading berths.

LARGE SIGNS OVER 100 FEET IN DIAMETER, 24 FEET ABOVE GRADE

Business ID Signs

<u>Doc#</u>	<u>Ward</u>	<u>Location</u>	<u>Permit Issued To</u>
Or2015-689	2	1840 N Clybourn Ave	Landmark Sign Group
Or2015-762	11	451 W 31 st St	Neon Art
Or2015-772	21	125 W 87 th St	Blair Signs Programs
Or2015-761	25	1222 W Madison St.	Midwest Sign & Lighting
Or2015-759	27	685 W Ohio St.	Grate Signs
Or2015-753	32	2719 N California Ave	Singco Inc.
Or2015-765	33	2939 W Addison St.	Modern Signs Inc.
Or2015-770	33	2939 W Addison St.	Modern Signs Inc.
Or2015-768	33	3033 W Fletcher	VanBruggen Signs
Or2015-726	41	American Airlines ORD Hanger	Midwest Sign & Lighting, Inc.
Or2015-760	44	962 W Belmont	Evanston Awning Company
Or2015-754	44	2828 N Clark	South Water Signs
Or2015-756	44	2828 N Clark	South Water Signs
Or2015-769	47	5025 N Paulina	QT Signs Inc.
Or2015-755	50	6309 N Lincoln Ave	Integrity Signs

DEMOLITION

DOC# OR2015-744 (1ST WARD) ORDINANCE REFERRED (12-9-15)

Demolition of historical landmark building at 177-185 N Morgan St. and 953-955 W Lake St.